060.0	0007	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	882,500 / 882,500
					USE VALUE:	882,500 / 882,500
					ASSESSED:	882,500 / 882,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		WESTMINSTER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DEUTSCHE BANK NATL TR COMP	
Owner 2:	MERRILL LYNCH MORTGAGE	
Owner 3:		
Street 1:	C/O NATIONSTAR MORTGAGE LLC	
Street 2:	8950 CYPRESS WATERS BLVD	
Twn/City:	COPPELL	
St/Prov:	TX Cntry	Own Occ: N
Postal:	75019	Type:

PREVIOUS OWNER

Owner 1:	BASTIAN JOHN -
Owner 2:	CONDON PATRICIA D -
Street 1:	37 WESTMINSTER AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .146 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Wood Shingle Exterior and 2444 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6343.000	472,100	4,600	405,800	882,500
Total Card	0.146	472,100	4,600	405,800	882,500
Total Parcel	0.146	472,100	4,600	405,800	882,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 361.09 | /Parcel: 361.09

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 40262

GIS Ref

GIS Ref

Insp Date 11/08/18

!5296!

PREVIOUS ASSESSMENT

Parcel ID 060.0-0007-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	472,100	4600	6,343.	405,800	882,500		Year end	12/23/2021
2021	104	FV	450,300	4600	6,343.	405,800	860,700		Year End Roll	12/10/2020
2020	104	FV	450,300	4600	6,343.	405,800	860,700	860,700	Year End Roll	12/18/2019
2019	104	FV	348,800	4600	6,343.	400,000	753,400	753,400	Year End Roll	1/3/2019
2018	104	FV	348,800	4600	6,343.	307,300	660,700	660,700	Year End Roll	12/20/2017
2017	104	FV	326,800	4600	6,343.	289,900	621,300	621,300	Year End Roll	1/3/2017
2016	104	FV	326,800	4600	6,343.	266,700	598,100	598,100	Year End	1/4/2016
2015	104	FV	290,500	4600	6,343.	249,300	544,400	544,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	01:56:56

LAST REV

Date	Time
10/12/21	11:27:41
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5296

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BASTIAN JOHN,	1576-80		7/21/2021	Forclosure	869,386	No	No		filed both ways 78296:275
KUHN JAMES	1223-80		6/20/2000		345,000	No	No		
	863-174		7/3/1975		57,700	No	No		N

USER DEFINED

Prior Id # 1:	40262
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	MEAS&NOTICE	HS	Hanne S
3/23/2009	Meas/Inspect	372	PATRIOT
1/13/2000	Mailer Sent		
1/11/2000	Measured	163	PATRIOT
11/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6343		Sq. Ft.	Site		0	70.	0.91	6			Topo	-5					405,844						405,800	

Total AC/HA:	0.14562	Total SF/SM:	6343	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	405,844	Spl Credit		Total:	405,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.07962358
Const Adj.:	0.99989998
Adj $ / SQ:	194.313
Other Features:	109000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	684180
Depreciation:	212096
Depreciated Total:	472084

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	M

Totals		
2	12	6

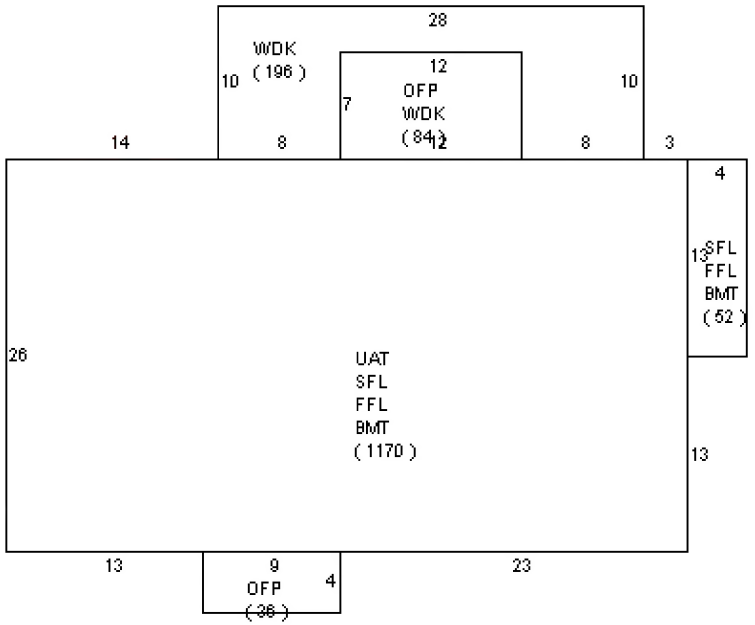
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	194.31
Special Features:	0	Val/Su Net:	108.30
Final Total:	472100	Val/Su SzAd	193.17

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,222	58.290	71,235
FFL	First Floor	1,222	194.310	237,450
SFL	Second Floor	1,222	194.310	237,450
UAT	Upper Attic	293	77.730	22,735
WDK	Deck	280	9.570	2,680
OFP	Open Porch	120	30.250	3,630

Net Sketched Area:	4,359	Total:	575,180
Size Ad	2444	Gross Area	5236	FinArea	2444
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 060.0-0007-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	22X20	A	FR	1915	20.68	T	50	104			4,600			4,600
2	Frame Shed	D	Y	1	12X8	A	AV	1970	0.00	T	39.2	104						

More:	N	Total Yard Items:	4,600	Total Special Featues:		Total:	4,600